

**EXHIBIT A**

**Water Invoices**



February 12, 2025

Vitamin Shoppe Industries, Inc.  
Attn: Lease Administration Department  
300 Harmon Meadow Blvd  
Secaucus, NJ 07094

Re: Crossroad Square - #531  
Water/Sewer Invoice

Dear Tenant:

This letter serves as an invoice for water and sewer usage.

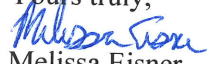
Vitamin Shoppe accounts for 14.68% of usage for the sub-metered building located at 631 Baltimore Blvd. The most recent water invoices received come to a total of \$3,612.69.

Vitamin Shoppe's pro rata share is calculated as follows:

Total water bill for 631 Baltimore Blvd.	\$3,612.69
Vitamin Shoppe's percentage (14.68%)	\$530.34

Total amount due is \$530.34.

Please send your check within 30 days.

Yours truly,  
  
Melissa Eisner  
Beral LLP  
Asset Manager

Enclosures



City Of Westminster  
45 W Main Street  
Westminster, MD 21157

Consumer Confidence Report  
www.westminstermd.gov/CranberryCCR  
www.westminstermd.gov/WakefieldCCR  
Question/Concerns regarding  
water quality please email  
CityofWestminsterWTP@  
westminstermd.gov.

Customer Number: 059336+001  
Service Location: 631 BALTIMORE BLVD  
Billing Date: 1/31/25  
Due Date: 3/2/25  
Last Payment Date: 11/18/24  
Previous Balance: 3,024.05  
Payments: 3,024.05  
Current Charges: 3,612.69  
Adjustments:  
Total Due: 3,612.69

General Information:

Pay Online: www.westminstermd.gov

Billing Inquires: (410) 848-3255

Federal Tax ID : 52-6000811

7-20 20



BERAL LLLP  
2800 QUARRY LAKE DR STE 340  
BALTIMORE MD 21209-3764



Terms: Net amount due upon receipt of invoice. Gross Amount (includes penalty of 5%) due after date shown on invoice. After five days from this date water and/or sewer service will be subject to termination. A minimum charge of \$100.00 will be charged for restoring service.

Condition: If from any cause, the water should temporarily fail, no rebate shall be allowed for any claim of damages resulting from this

Billing Details

Account #: 20-04303-000 631 BALTIMORE BLVD  
Service from 11/1/2024 to 1/31/2025

Water

Base Meter Charge - 1.5" Meter..... 141.14  
Water Consumption - City..... 1,414.27

Sewer

Base Sewer Charge - 1.5" Meter..... 179.93  
Sewer Consumption -City..... 1,742.21

Brf Bay Restoration Fund Business..... 135.14

Total Current Charges..... 3,612.69

Meter Information

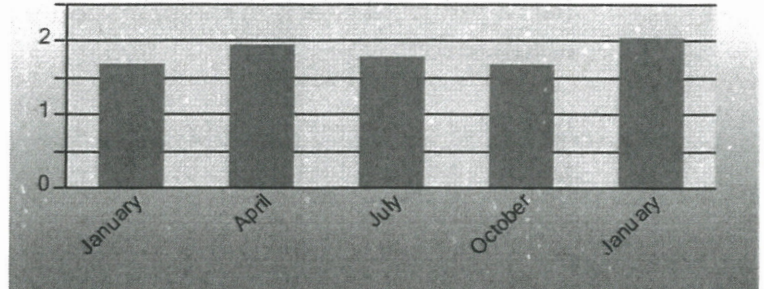
Meter #: 35758650

Prev Read CCF: 11297 Curr Read CCF: 11571 A

Prev Read Date: 9/27/24 Curr Read Date: 12/30/24

Usage: 204966 Gallons

Your average water use for this billing period was 2180 gallons per day.



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF WESTMINSTER

Account Number: 20-04303-000  
Service Location: 631 BALTIMORE BLVD  
Billing Date: 1/31/25  
Due Date: 3/2/25

AMOUNT DUE 3,612.69

Gross amount due after: 3/2/25  
Gross amount: 3,793.32

City of Westminster  
Water/Sewer Dept.  
45 W Main Street  
Westminster, MD 21157



BERAL LLLP  
2800 QUARRY LAKE DR STE 340  
BALTIMORE MD 21209-3764



November 5, 2024

Vitamin Shoppe Industries, Inc.  
Attn: Lease Administration Department  
300 Harmon Meadow Blvd  
Secaucus, NJ 07094

Re: Crossroad Square - #531  
Water/Sewer Invoice

Dear Tenant:

This letter serves as an invoice for water and sewer usage.

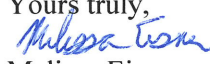
Vitamin Shoppe accounts for 14.68% of usage for the sub-metered building located at 631 Baltimore Blvd. The most recent water invoices received come to a total of \$3,024.05.

Vitamin Shoppe's pro rata share is calculated as follows:

Total water bill for 631 Baltimore Blvd.	\$3,024.05
Vitamin Shoppe's percentage (14.68%)	\$443.93

Total amount due is \$443.93.

Please send your check within 30 days.

Yours truly,  
  
Melissa Eisner  
Beral LLLP  
Asset Manager

Enclosures





City of Westminster  
45 W Main Street  
Westminster, MD 21157

Consumer Confidence Report  
www.westminstermd.  
gov/CranberryCCR  
www.westminstermd.  
gov/WakefieldCCR  
Question/Concerns regarding  
water quality please email  
CityofWestminsterWTP@  
westminstermd.gov.

General Information:  
Pay Online: www.westminstermd.gov  
Billing Inquires: (410) 848-3255  
Federal Tax ID : 52-6000811

Customer Number: 059336+001  
Service Location: 631 BALTIMORE BLVD  
Billing Date: 10/31/24  
Due Date: 11/30/24  
Last Payment Date: 8/13/24  
Previous Balance: 3,107.52  
Payments: 3,107.52  
Current Charges: 3,024.05  
Adjustments:  
Total Due: 3,024.05



Terms: Net amount due upon receipt of invoice. Gross Amount (includes penalty of 5%) due after date shown on invoice. After five days from this date water and/or sewer service will be subject to termination. A minimum charge of \$100.00 will be charged for restoring service.

Condition: If from any cause, the water should temporarily fail, no rebate shall be allowed for any claim of damages resulting from this

#### Billing Details

**Account #:** 20-04303-000 631 BALTIMORE BLVD  
Service from 8/1/2024 to 10/31/2024

**Water**

Base Meter Charge - 1.5" Meter.....	141.14
Water Consumption - City.....	1,161.35

**Sewer**

Base Sewer Charge - 1.5" Meter.....	179.93
Sewer Consumption -City.....	1,430.65

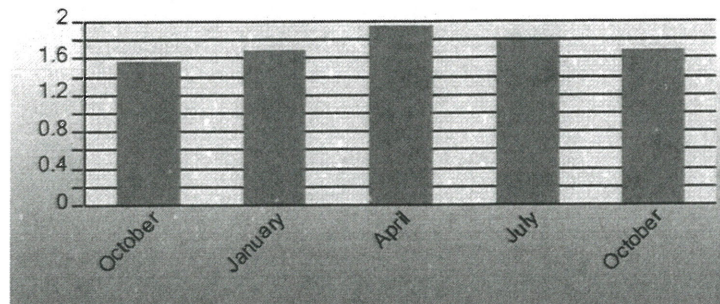
**Brf** Bay Restoration Fund Business..... 110.98

**Total Current Charges.....** 3,024.05

#### Meter Information

Meter #: 35758650  
Prev Read CCF: 11072 Curr Read CCF: 11297 A  
Prev Read Date: 7/3/24 Curr Read Date: 9/27/24  
Usage: 168312 Gallons

Your average water use for this billing period was 1957 gallons per day.



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: **CITY OF WESTMINSTER**

Account Number: 20-04303-000  
Service Location: 631 BALTIMORE BLVD  
Billing Date: 10/31/24  
Due Date: 11/30/24

**AMOUNT DUE 3,024.05**

Gross amount due after: 11/30/24  
Gross amount: 3,175.25

City of Westminster  
Water/Sewer Dept.  
45 W Main Street  
Westminster, MD 21157



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2800 QUARRY LAKE DR STE 340  
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